

March 23, 2010

Site Plan: QT 937 Addition, Block A, Lot 1 (SPFP10-0005)

Owner(s): Eland Energy

DESCRIPTION:

A convenience store with gas pumps on one lot on 1.5± acres on the southwest corner of Main Street and Legacy Drive. Zoned Industrial. Neighborhood #41. JE

REMARKS:

Access: Access is provided from Main Street and Legacy Drive.

Cross access: Cross access is provided to the south and west.

Parking: Parking is adequate.

Open space: Open space is adequate.

Tree Preservation: The site does not contain any protected trees.

Landscape Plan: A landscape plan has been submitted for staff review.

Façade Plan: A façade plan has been submitted for staff review.

Additional Information: Off-site easements are required for the development. A revised conveyance plat has been submitted for review. The site plan conforms to the preliminary site plan approved by the Planning & Zoning Commission on January 26, 2010.

RECOMMENDATION:

Recommended for approval subject to:

1. Staff approval of the façade plans.
2. Staff approval of the landscape plans.
3. Approval and recordation of a Revised Conveyance Plat for off-site easements prior to a pre-construction meeting.
4. Approval and recordation of a Final Plat prior to Final Acceptance.
5. Additions and/or alterations resulting from Engineering Services' review of construction plans.